

**MULTIPLE FAMILY HOUSING
ADVICE OF MORTGAGED REAL ESTATE SOLD**

USDA
Form RD 1965-20
(Rev. 10-93)

1A. Purchaser's Name		1B. Project Name	
2A. Case No.		2B. Project No.	
3A. Former Owner's Name		3B. Project Name	
4A. Case No.	4B. Project No.	4C. Advice Code	
5. Note Code	6. Bond Code	7. Repayment Period	8. Interest Rate
9. Date of Sale	10. Approval Date	11. Amortization Effective Date	
12. Sale Price		13. Amount of Loan	
14A. Sales Commission		15A. Selling Expenses	
14B. Amount \$		15B. Amount \$	
Paid to: (Name and Address)		Paid to: (Name and Address)	
Taxpayer ID No.	Type of business entity <input type="checkbox"/> Corporation <input type="checkbox"/> Non-corporation	Taxpayer ID No.	Type of business entity <input type="checkbox"/> Corporation <input type="checkbox"/> Non-corporation
Amount \$		Amount \$	
Paid to: (Name and Address)		Paid to: (Name and Address)	
Taxpayer ID No.	Type of business entity <input type="checkbox"/> Corporation <input type="checkbox"/> Non-corporation	Taxpayer ID No.	Type of business entity <input type="checkbox"/> Corporation <input type="checkbox"/> Non-corporation
16. Amortized Install.	17. Sale Code	18. Percent of Sale	19. Units Sold
Complete for LH annual loans only			
20. Interest Only Due Date		21. DAIS Installment Amount	22. Due Date
23. _____ Date		24. _____ Signature of Approving Official	

Position 2 RD 1965-20 (Rev. 12/89)

Used by District Director to notify the Finance Office that the real estate has been sold from inventory.

(see reverse)

- PROCEDURE FOR PREPARATION : RD Instruction 1955-C
- PREPARED BY : District Director
- NUMBER OF COPIES : Original and three copies.
- SIGNATURES REQUIRED : Original by District Director or State Director in accordance with the approval authority.
- DISTRIBUTION COPIES : Original to Finance Office; Copy (1) to State Office; Copy (2) to be retained in District Office; Copy (3) to Multiple Housing Servicing and Property Management Division, National office. If submitting corrections, enter "Corrected" in red on top of the form.

INSTRUCTIONS FOR PREPARATION

NOTE:

*Complete for all sales

**Complete only for credit sales

- 1A Enter purchaser's name
- 1B Enter project name
- 2A Enter purchaser's case number
- 2B Enter purchaser's project number
- 3A Enter former borrower's (owner) name
- 3B Enter project name
- 4A Enter the former Multiple Family Housing case number
- 4B Enter the former Multiple Family Housing project number
- 4C Enter the inventory advice number.

**5. Enter the applicable note code:

- 01 = Amortized - Semiannual - DIAS
- 02 = Amortized - Annual - DIAS
- 03 = Coupon - Semiannual
- 04 = Coupon - Annual
- 05 = Noncoupon - Semiannual
- 06 = Noncoupon - Annual
- 07 = Planning Advance
- 08 = Amortized Principle Plus - Annual
- 09 = Interim receipt
- 10 = Amortized - PASS
- 11 = Amortized - Monthly - DIAS

**6. Enter the applicable bond code:

NOTE: All RRH and RCH loans will be closed on the PASS method unless they close with principle and interest bonds.

- 0 = Not Applicable
- 1 = Serial Bonds
- 2 = Single Bonds

**7. Enter the number of months in the note repayment period.

**8. Enter the appropriate interest rate as seven digits. Do not use fractions. Do not use interest credit rate.

Example: 8 1/8 percent should be shown as:

0	8	1	2	5	0
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Eight percent should be shown as:

0	8	0	0	0	0
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- *9. Enter the date the inventory property sale was closed.
- **10. Enter the date the inventory property sale was approved.
- **11. Enter the amortization effective date (month, day, year).
- **12. Enter the total sale price of the inventory property, including downpayment.
- **13. Enter the amount shown on the promissory note.
- *14A. Enter the total sales commission paid on the sale of the property paid from the proceeds of the sale only. Do not include commissions paid by voucher.

14B. "SALES COMMISSION," VENDOR INFORMATION: Enter the amount of real estate commission paid to an individual vendor. Enter the name, address, taxpayer identification number (TIN), and check whether the business is a corporation or a noncorporation. Include amounts paid from the proceeds of the sale only. Do not include information for commissions paid by voucher.

If "sales commission" was paid to more than one vendor, identify the amount paid to each vendor and provide name, address, etc., for each vendor. The total amount in item 14 must equal the sum of the amounts paid all vendors in item 14A.

- *15A. Enter the total of other expenses incurred in selling the inventory property paid from proceeds of sale only. Do not include selling expenses paid by voucher.

15B. "OTHER EXPENSES," VENDOR INFORMATION: Enter the amount of selling expenses paid to an individual vendor. Enter the name, address, taxpayer identification number (TIN), and type of business entity of the person(s) to whom selling expense other than real estate sales commission was paid. Include amounts paid from the proceeds of the sale only. Do not include information for selling expenses paid by voucher.

If "other expenses" was paid to more than one vendor, identify the amount paid to each vendor and provide name, address, etc., for each vendor. The total amount in item 15 must equal the sum of the amounts paid all vendors in item 15A.

- **16. Monthly Installments:

Enter the amount of the monthly installment for PASS.

- **17. Indicate whether the inventory property sale was a complete or partial sale.

1 = Partial
2 = Complete

- *18. Enter the amount of inventory property sold expressed as a percentage of the total acquired property. The percentage of a partial sale can be determined from the square footage of buildings and land as indicated in the appraisal.

Example: $100\% = \frac{100}{100}$
 $75\% = \frac{75}{100}$

- **19. Enter the number of rental units sold for RRH or LH, and for RHS, the number of lots.
- **20. Enter the due date of "Interest Only" installments for LH loans closed on an annual basis.
- **21. Enter the daily interest accrual installment amount for LH loans closed on an annual basis.
- **22. Enter the due date of the daily accrual installment amortized installment for LH loans closed on an annual basis.
- *23. Date completed.
- *24. Approving official's signature.